

RECORD OF SURVEY OF A
MINOR SUBDIVISION AND
BOUNDARY LINE ADJUSTMENT FOR
CODY LEFLER

SECTION 11, TOWNSHIP 1 SOUTH, RANGE 8 WEST
UTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

DESCRIPTION OF PARCEL A

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 11, Township 1 South, Range 8 West of the Utah Special Base and Meridian;
Thence South 89°47'22" East 400.55 feet along the South line of said allotment part;
Thence North 00°01'28" East 174.01 feet to the TRUE POINT OF BEGINNING;
Thence North 00°01'28" East 207.36 feet;
Thence South 89°59'06" East 208.99 feet;
Thence South 01°28'23" East 208.15 feet;
Thence North 89°47'22" West 212.43 feet to the TRUE POINT OF BEGINNING, containing 1.00 acres.
TOGETHER WITH a 25 feet wide roadway and utility easement and right-of-way which is described as follows:
Beginning at the Southwest Corner of the above described parcel;
Thence South 89°47'22" East 25.00 feet along the South line of said parcel;
Thence South 00°01'28" West 174.01 feet to the South line of said allotment part;
Thence North 89°47'22" West 25.00 feet along said south line;
Thence North 00°01'28" East 174.01 feet to the Point of Beginning.

DESCRIPTION OF PARCEL B

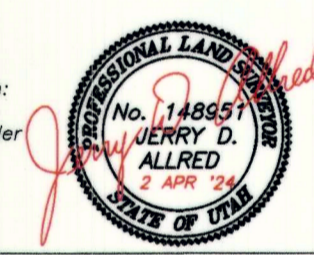
Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 11, Township 1 South, Range 8 West of the Utah Special Base and Meridian;
Thence South 89°47'22" East 554.03 feet along the South line of said allotment part;
Thence North 01°28'23" West 174.09 feet to the TRUE POINT OF BEGINNING;
Thence North 89°47'22" West 36.50 feet;
Thence North 01°28'23" West 208.15 feet;
Thence South 89°59'06" East 285.70 feet;
Thence South 00°42'08" East 325.70 feet;
Thence North 87°13'10" West 14.78 feet;
Thence South 85°33'32" West 25.28 feet;
Thence North 15°40'00" East 53.17 feet;
Thence North 00°42'08" West 80.80 feet;
Thence North 87°18'21" West 222.09 feet;
Thence South 01°28'23" East 23.67 feet to the TRUE POINT OF BEGINNING, containing 1.341 acres.

DESCRIPTION OF PARCEL C

Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 11, Township 1 South, Range 8 West of the Utah Special Base and Meridian;
Thence South 89°47'22" East 554.03 feet along the South line of said allotment part to the TRUE POINT OF BEGINNING;
Thence North 01°28'23" West 197.75 feet;
Thence South 87°18'21" East 222.09 feet;
Thence South 00°42'08" East 80.80 feet;
Thence South 15°40'00" West 53.17 feet;
Thence North 85°33'32" East 25.28 feet;
Thence South 87°13'10" East 14.78 feet;
Thence South 00°42'08" East 57.40 feet;
Thence North 89°47'22" West 244.07 feet;
to the TRUE POINT OF BEGINNING, containing 1.000 acres.
Said parcel being subject to that portion being used as County Road right-of-way.

SURVEYOR'S CERTIFICATE

I, Jerry D. Allred, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate no. 148951 as prescribed by the laws of the State of Utah; I further certify that this plat and its computations were prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcels of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



JERRY D. ALLRED, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 148951 (UTAH)

OWNER'S CERTIFICATE

We, CODY LEFLER, AND TY PRICE, AND REBECCA PRICE, AND PAMELA RAE LEFLER, the undersigned, owners of the parcels of land shown hereon, having caused the same to be subdivided and amended into the parcels as shown, do hereby set apart the same as a minor subdivision, and boundary line adjustment and do place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures _____ Date Acknowledged _____
to Notary Initials _____

CODY LEFLER _____
TY PRICE _____
REBECCA PRICE _____
PAMELA RAE LEFLER _____

ACKNOWLEDGMENT

State of Utah } SS
County of Duchesne } SS
On the dates shown by each signature, personally appeared before me CODY LEFLER, the signer of the above certificate who duly acknowledged to me that he did execute same.

My commission expires _____ Notary Public _____

ACKNOWLEDGMENT

State of Utah } SS
County of Duchesne } SS
On the dates shown by each signature, personally appeared before me TY PRICE and REBECCA PRICE, the signers of the above certificate who duly acknowledged to me that they did execute same.

My commission expires _____ Notary Public _____

ACKNOWLEDGMENT

State of Utah } SS
County of Duchesne } SS
On the dates shown by each signature, personally appeared before me PAMELA RAE LEFLER, the signer of the above certificate who duly acknowledged to me that she did execute same.

My commission expires _____ Notary Public _____

COUNTY RECORDER'S CERTIFICATE

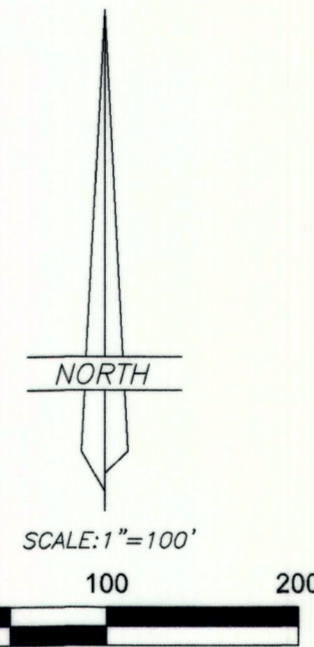
STATE OF UTAH } SS
COUNTY OF DUCHESNE } SS
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.

FILING NO. _____ COUNTY RECORDER _____

ORIGINAL DESCRIPTIONS

Entry # 568879
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN
SECTION 11: Commencing at a point on the South line of the Northwest quarter of the Southwest quarter, said point being South 89°54' 59" East 400.55 feet from the Southwest corner of the Northwest quarter of the Southwest quarter, thence North 0°05'42" West 174 feet, to the true point of beginning; thence North 0°05'42" West 207.37 feet; thence North 89°53'17" East 492.75 feet; thence South 0°49'48" East 158.55 feet; thence North 87°25'58" West 247.09 feet; thence South 1°36'03" East 202.23 feet; thence North 89°54'59" West 248.96 feet, to the point of beginning.

Entry # 507937
TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN Section 11: Beginning at a point on the South line of the Northwest Quarter of the Southwest Quarter of said Section 11, said point being South 89° 54'59" East 654.03 feet from the Southwest Corner of the said Northwest Quarter of the Southwest Quarter, thence North 1°36'03" West 194.31 feet; thence South 87°25'58" East 247.09 feet; thence South 0°49'48" East 154.83 feet; thence South 89°09'29" West 103.09 feet; thence South 0°00'00" West 25.25 feet, to said South line; thence North 89°54'59" West 140.63 feet to the point of beginning.



LEGEND

- FOUND OR SET SECTION CORNER AS NOTED ON PLAT
- FOUND OR SET QUARTER CORNER AS NOTED ON PLAT
- ◇ FOUND OR SET 1/16 CORNER AS NOTED ON PLAT
- FOUND MONUMENT SET BY OTHERS
- SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "ALLRED SURVEY"
- ▼ 8" SPIKES WITH "WHISKERS" SET ON LINE
- FENCE CORNER
- - - EXISTING FENCE
- MAG SPIKE AND WASHER

BASIS OF BEARINGS

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) EQUIPMENT AND PROCEDURES USING THE UTAH G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE UTAH GEOSPATIAL RESOURCE CENTER. THE BASIS OF BEARINGS IS GEODESIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT A CONTROL POINT LOCATED AT LAT: 40°24'48.32741" N & LONG: 110°47'28.45814" W USING SAID CONTROL NETWORK.

NARRATIVE

This survey was performed at the request of Cody Lefler for the purpose of amending and dividing the parcels shown on this plat. The monuments marking the Public Land Survey System corners were found as noted and used to control the survey.

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

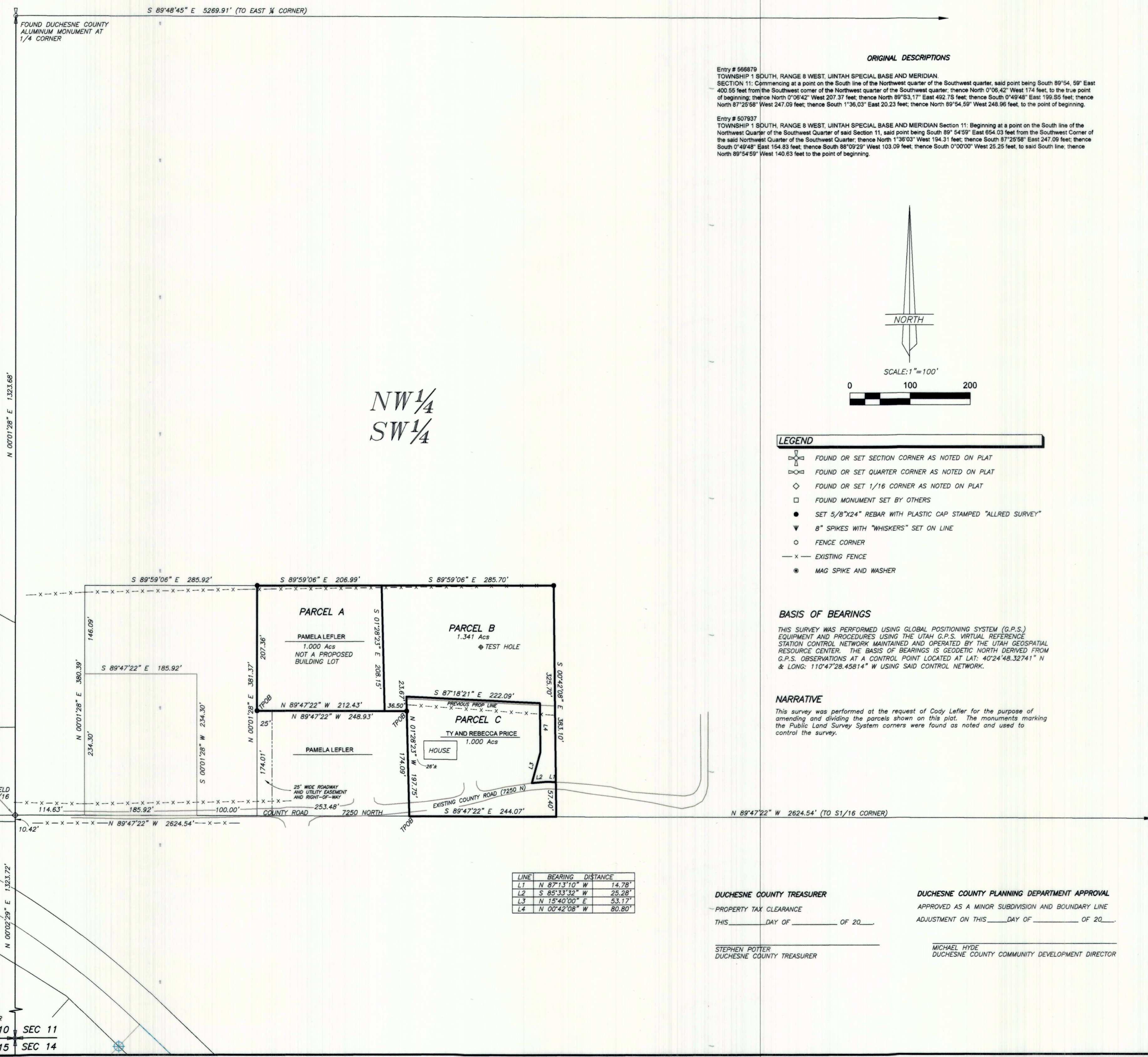
STEPHEN POTTER
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION AND BOUNDARY LINE
ADJUSTMENT ON THIS _____ DAY OF _____ OF 20____

MICHAEL HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

LINE	BEARING	DISTANCE
L1	N 87°13'10" W	14.78
L2	S 85°33'32" W	25.28
L3	N 15°40'00" E	53.17
L4	N 00°42'08" W	80.80



SURVEYED AND PLATTED BY JERRY D. ALLRED, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 148951, STATE OF UTAH. DATE OF SURVEY: 2 APR 2024.

COUNTY SURVEYOR FILE NO. **5690**
JERRY D. ALLRED & ASSOCIATES, INC.
 SURVEYING CONSULTANTS
 1235 NORTH 700 EAST—P.O. BOX 975
 DUCHESNE, UTAH 84021
 (435) 738-5352

REV 3 APR 2024
28 DEC 2023
23-100-119